

FILE NO.: Z-8924

NAME: Brasher Short-form PD-R

LOCATION: Located at 522 Rice Street

DEVELOPER:

Paul Page Dwellings LLC
324 East 15th Street
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.17 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: R-4, Two-family

ALLOWED USES: Single-family and Two-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family – 2 residential lots

VARIANCES/WAIVERS REQUESTED: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of this lot from R-4, Two-family to PD-R to allow an existing platted lot to be split. The lot is currently 50.37-feet by 150-feet fronting on Rice Street. The applicant is proposing to split the lot into two (2) lots. One (1) lot is proposed 50.37-feet by 75-feet and the second lot is proposed 45.37-feet by 75-feet. The site plan indicates a buildable area on each lot with 5-foot front and rear setbacks and 10-foot side yard setbacks.

B. EXISTING CONDITIONS:

The property is an existing platted lot with streets along the eastern and southern perimeters. Rice Street is a narrow City street with open ditches for drainage.

East of the site is a railroad main line. South of the site is a vacant lot, a portion of which is being used by the White Water Tavern as parking. White Water Tavern is located to the southwest of this site. South of the site across West 7th Street are a number of commercial and industrial uses including a plumbing supply company. Single-family and duplex housing are the predominate use in the area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Capitol View/Stifft Station and Capitol Hill Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. West 6th Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. The southeast corner of the lot must follow the curvature of the existing edge of pavement of Rice Street and West 6th Street. A dedication of right-of-way to 10 feet from the edge of pavement will be required.
3. The paved alley does not show on Pulaski County Parcel data. If the alley is platted, it must be paved to at least 18 feet wide to the north property line.
4. Garbage collection will occur on West 6th Street and Rice Street.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy has a power line running along Rice Street and going up the alley on the west side of the property. Care must be taken to maintain code clearance. Contact Entergy in advance for service needs planning.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. If there are facilities that need to be adjusted and/or relocated contact Central Arkansas Water. That work would be done at the expense of the developer.

3. Contact Central Arkansas Water if additional fire protection or metered water service is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.

Fire Department: Place fire hydrant(s) per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Site is about one (1) block from the #5 West Markham bus route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for a rezoning from R-4 (Residential District – Two-family) to PDR (Planned District Residential) to allow the development of two (2) single family homes on the site.

Master Street Plan: Rice and 6th Streets are shown as a Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (March 12, 2014)

The applicant was present. Staff presented an overview of the development indicating there were additional items necessary to complete the review process. Staff stated the survey did not indicate the paved area to the west as a platted alley. Staff questioned the applicant’s legal right to access the paved drive. Staff also questioned if there would be accessory structures and/or fencing with the proposed new homes.

Public Works comments were addressed. Staff stated West 6th Street was classified on the Master Street Plan as a residential street and a dedication of right of way to 25-feet from centerline would be required. Staff stated a dedication of right of way to 10-feet from the pavement edge of Rice Street would be required. Staff stated garbage collection would occur on West 6th or Rice Streets.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the issues raised at the March 12, 2014, Subdivision Committee meeting. The applicant has indicated the western lot will take access from West 6th Street. The site plan indicates fencing will be placed per the zoning ordinance for R-2, Single-family zoned property. The applicant has also indicated the buildable area includes accessory buildings which will be allowed per the typical standards of the R-2, Single-family Zoning District. The applicant has indicated right of way dedications will be made with the replatting to satisfy the Master Street Plan.

The applicant is proposing a rezoning of this lot from R-4, Two-family to PD-R to allow an existing platted lot to be split. The lot is currently 50.37-feet by 150-feet fronting on Rice Street. The applicant is proposing to split the lot into two (2) lots. One (1) lot is proposed 50.37-feet by 75-feet lot and the second lot is proposed 45.37-feet by 75-feet. The eastern lot has a pipe stem to the utility easement to the west to allow for water access without providing a water main extension.

The site plan indicates a buildable area on each lot with 5-foot front and rear setbacks and 10-foot side yard setbacks. Access to the eastern lot is proposed from Rice Street. Access to the western lot is proposed from West 6th Street.

The applicant has indicated the lots will be replatted upon approval of the PD-R zoning. The homes will be constructed separately with only one home being constructed in the initial phase and the second home upon the sale of the first home.

To staff's knowledge there are no outstanding technical issues associated with the request. Staff does not feel the rezoning of the site to PD-R to allow the existing lot to be split will adversely impact the area. The site is presently zoned R-4, Two-family which would allow the construction of a duplex structure on the existing lot. The replatting as proposed will allow two (2) single-family homes to be constructed on the site. There is no net gain in the number of units proposed for the site based on the current zoning.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 3, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 11 ayes, 0 noes and 0 absent.